



APPRAISAL REPORT



OF:

Full Acquisition

LOCATION:

123XX Aberdeen Street
Blaine, MN 55449

OWNER:

Warm Water Pools of Blaine, LLC

CLIENT:

City of Blaine
10801 Town Square Dr NE
Blaine, MN 55449

APPRAISERS:

John Hraba
Brian W. Willard

DATE:

March 15, 2019

FILE

19-0307BL-JH



March 18, 2019

RE: Appraisal of: 123XX Aberdeen Street,
Blaine, MN 55449
Owner: Warm Water Pools of Blaine, LLC
Inspected: March 15, 2019
Property Interest: Fee Simple

Dear Client:

Per your request, we have completed an Appraisal Report for the above property. It is intended to comply with USPAP, the State of Minnesota Department of Transportation (MnDOT) Right of Way Manual, the Uniform Act, and Minnesota State Licensing Laws, and is provided to support, in a documented fashion, the value conclusions formed for the subject property.

In accordance with the appraisal assignment received, we have prepared this appraisal for the purpose of arriving at a current opinion as to the market value of the property. The opinion of value presented in this appraisal is contingent upon the limiting conditions as set forth herein.

Based on the data and conclusions set forth in this report, it is our opinion that the value of the stated acquisitions of the subject real estate, as of March 15, 2019 is:

Twenty-Three Thousand Eight Hundred Dollars
\$23,800

A brief description of the property appraised, together with an explanation of the appraisal procedures used and conclusions reached are set forth in the body of the report. We are retaining a copy of this report in our files together with field sheets and data from which it was prepared.

Thank you for calling on McKinzie Metro Appraisal to serve your appraisal needs. If you have any questions, or if we can be of any further service, please contact us.

Sincerely,

John Hraba
MN License #20176982
Certified General Real Property Appraiser

Brian Willard
MN License #20167107
Certified Residential Real Property Appraiser

Warm Water Pools of Blaine, LLC
123XX Aberdeen Street, Blaine, MN 55449

SUMMARY TABLE
SUMMARY OF SALIENT DATA

Inspection Date:	March 15, 2019
Effective Date:	March 15, 2019
Signature Date:	March 18, 2019
Type of Property:	Vacant Land
Property Appraised:	Land Only
Owner of Property:	Warm Water Pools of Blaine, LLC
Location:	123XX Aberdeen Street, Blaine, MN 55449
Property Identification Number (PID):	08.31.23.12.0018
Legal Description:	See Appendix B
Total Land Area:	4.95 Acres (215,485 Sq. Ft.)
Improvements:	None
Intended Use:	Full Acquisition
Intended User(s):	City of Blaine and Property Owner
Value Employed:	Market Value
Highest and Best Use: (Before/After)	Drainage and Ponding
Property Rights Appraised:	Fee Simple
Summary of Appraisal:	Full Acquisition
Estimate of land Value:	\$23,800